

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON2014-00001**

Zone change from SF-5 Single-family Residential (SF-5) to MF-18 Multi-family Residential (MF-18) on approximately 1.98 acres described as:

That part of the Southeast Quarter of Section 13, Township 27 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as follows: Beginning at the southwest corner of said Southeast Quarter; thence N00°13'30"W, (assumed basis of bearings), along the west line of said Southeast Quarter, 263.83 feet; thence N89°46'39"E, 213.59 feet; thence N14°07'21"E, 124.74 feet to a point on a curve to the right; thence southeasterly along said curve, through a central angle of 36°52'24" and having a radius of 19.00 feet, an arc distance of 12.23 feet, (having a chord length of 12.02 feet bearing S57°48'58"E), to a point of reverse curvature; thence southeasterly along a tangent curve to the left, through a central angle of 37°27'45" and having a radius of 116.00 feet, an arc distance of 75.85 feet, (having a chord length of 74.50 feet bearing S58°06'38"E); thence S01°29'29"E, 23.77 feet to the point of curvature of a tangent curve to the right; thence southerly along said curve, having a central angle of 23°05'59" and a radius of 55.00 feet, an arc distance of 22.17 feet, (having a chord length of 22.02 feet bearing S10°03'30"W), to a point of reverse curvature; thence southerly along a tangent curve to the left, having a central angle of 21°15'56" and a radius of 195.00 feet, an arc distance of 72.38 feet, (having a chord length of 71.96 feet bearing S10°58'32"W), to the point of tangency of said curve; thence S00°20'34"W, 215.99 feet to a point on the south line of said Southeast Quarter; thence S88°30'17"W along the south line of said Southeast Quarter, 298.30 feet to the point of beginning, subject to road rights-of-way of record.

SUBJECT TO PROTECTIVE OVERLAY #287: Building height is limited to 25 feet.

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

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Carl Brewer - Mayor

**ATTEST:**

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Karen Sublett, City Clerk

(SEAL)

Approved as to form: \_\_\_\_\_  
Gary E. Rebenstorf, City Attorney